



A. Settlement Statement (HUD-1)

OMB Approval No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: GAIP1004080	7. Loan Number: [REDACTED]	8. Mortgage Insurance Case Number: [REDACTED]
4. <input checked="" type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agents are shown. Items marked "(p.o.c)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Michael James TUGGLE 850 Soft Wind Road, Vista, CA 92081	E. Name & Address of Seller: Alisha W. WILKES 1675 Funderburg Street, Keyser, WV 26726	F. Name & Address of Lender: iFreedom Direct Corp. f.k.a New Freedom Mortgage Cor, 2363 S. Foothill Drive, Salt Lake City, UT 84109
G. Property Location: 18018 Densworth Mews Gainesville, VA 20155 Lot 17, Section 6, PIEDMONT SOUTH, Prince William County, Virginia	H. Settlement Agent: MBH Settlement Group, L.C. Place of Settlement: PH: (703) 468-2020, 7470 Limestone Drive, Gainesville, VA 20155	I. Settlement Date: 07/15/2010 Disbursement Date: 07/15/2010 TitleExpress Printed 07/14/2010 at 4:21 pm by ACC

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	384,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	26,393.01
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes to	
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112. HOA July Dues Adjus 07/15/2010 to 07/31/2010	68.55
120. Gross Amount Due from Borrower	410,461.56
200. Amounts Paid by or in Behalf of Borrower	
201. Deposit or earnest money	1,000.00
202. Principal amount of new loan(s)	396,672.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207. Lender Credit	707.51
208. Credit by Seller	11,520.00
209. Borrower Paid Appraisal Deposit	400.00
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes 07/01/2010 to 07/15/2010	162.05
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	410,461.56
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	410,461.56
302. Less amounts paid by/for borrower (line 220)	410,461.56
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	0.00

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	384,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes to	
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412. HOA July Dues Adjus 07/15/2010 to 07/31/2010	68.55
420. Gross Amount Due to Seller	384,068.55
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	26,963.85
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan to Surovell, Markle, Isaacs & Levy, PLC	190,000.00
505. Payoff of second mortgage loan	
506.	
507.	
508. Credit by Seller	11,520.00
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes 07/01/2010 to 07/15/2010	162.05
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	228,645.90
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	384,068.55
602. Less reductions in amount due seller (line 520)	228,645.90
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	155,422.65

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured. This disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges					
700. Total Real Estate Broker Fees			\$ 23,340.00	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:					
701.	\$11,520.00	to Prudential Carruthers Realtors			
702.	\$11,820.00	to Exit Heritage Realty			
703. Commission paid at settlement					23,340.00
704. Earnest Money Deposit				to Prudential Carruthers Realtors	\$1,000.00 P.O.C.(B*)
800. Items Payable in Connection with Loan					
801.	Our origination charge (Includes Origination Point % or \$0.00)		\$	(from GFE #1)	
802.	Your credit or charge (points) for the specific interest rate chosen		\$3,470.88	(from GFE #2)	
803.	Your adjusted origination charges			(from GFE A)	3,470.88
804.	Appraisal fee		to MASS Appraisal Svcs	(from GFE #3)	400.00
805.	Credit report		to NACM	(from GFE #3)	20.00
806.	Tax service		to	(from GFE #3)	
807.	Flood certification		to Corelogic	(from GFE #3)	15.50
808.	VA Funding Fee		to Dept of VA	(from GFE #3)	12,672.00
900. Items Required by Lender to be Paid in Advance					
901.	Daily interest charges from		from 07/15/2010 to 08/01/2010 @ \$52.9802/day	(from GFE #10)	900.66
902.	Mortgage Ins. Premium		or months to	(from GFE #3)	
903.	Homeowner's insurance		for 1 years to USAA	(from GFE #11)	609.50
904.			months to	(from GFE #11)	
1000. Reserves Deposited with Lender					
1001.	Initial deposit for your escrow account			(from GFE #9)	1,724.08
1002.	Homeowner's insurance	3 months @ \$	50.79/month \$152.37		
1003.	Mortgage Insurance	months @ \$	0.00/month \$0.00		
1004.	City Property Taxes	months @ \$	0.00/month \$0.00		
1005.	County Property Taxes	5 months @ \$	354.98/month \$1,774.90		
1006.	Assessments	months @ \$	0.00/month \$0.00		
1007.	Aggregate Adjustment	\$-203.19			
1100. Title Charges					
1101.	Title services and lender's title insurance			(from GFE #4)	1,871.90
1102.	Settlement or closing fee	to MBH Settlement Group	\$		265.00
1103.	Owner's title insurance - Commonwealth Land Title Insurance Co.			(from GFE #5)	828.16
1104.	Lender's title insurance - Commonwealth Land Title Insurance Co.		\$1,121.90		
1105.	Lender's title policy limit \$396,672.00 ALTA Loan				
1106.	Owner's title policy limit \$384,000.00 Advantage Express				
1107.	Agent's portion of the total title insurance premium		\$1,696.56		
1108.	Underwriter's portion of the total title insurance premium		\$253.50		
1109.	Title Binder	to PCR Title Agency of No. VA, LLC	\$125.00		
1110.	Title Abstract (TS#33587-10)	to Crossroads Title Services, Inc.	\$90.00		
1111.	Deed Preparation	to Grace Stuart PLC	\$		150.00
1112.	Processing & Administration	to MBH Settlement Group	\$		300.00
1113.	Title Examination Fee	to MBH Settlement Group	\$535.00		
1200. Government Recording and Transfer Charges					
1201.	Government recording charges			(from GFE #7)	99.00
1202.	Deed \$43.00	Mortgage \$56.00	Release \$0.00		
1203.	Transfer taxes			(from GFE #8)	2,602.33
1204.	City/County tax stamps	Deed \$320.00	Mortgage \$330.58		
1205.	State tax/stamps	Deed \$960.00	Mortgage \$991.75		
1206.	Grantors Tax	Deed \$384.00	Mortgage \$0.00		384.00
1207.					
1300. Additional Settlement Charges					
1301.	Required services that you can shop for			(from GFE #6)	
1302.	Survey #201/2088	to BW Smith & Associates			250.00
1303.	Pest Inspection 14321-170710-W-8	to Patriot Professional Services			45.00
1304.	1st Half RE Taxes	to Prince William County Treasurer			2,129.85
1305.	HOA Processing Fee	to Legum & Norman, Inc.		50.00	
1306.	HOA Resale Package	to Legum & Norman, Inc.			350.00
1307.	HOA Set Up Fee	to Legum & Norman, Inc.		50.00	
1308.	HOA August Dues	to Parks at Piedmont HOA		125.00	
1309.	Home Warranty	to HMS of the Mid-Atlantic States		409.00	
1310.	Admin Fee	to Prudential Carruthers		295.00	
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				26,393.01	26,963.85

*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, Bro(K)er.

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges	
Charges That Cannot Increase	HUD-1 Line Number
Our origination charge	# 801
Your credit or charge (points) for the specific interest rate chosen	# 802
Your adjusted origination charges	# 803
Transfer taxes	# 1203

Good Faith Estimate	HUD-1
0.00	0.00
3,470.88	3,470.88
3,470.88	3,470.88
3,373.28	2,602.33

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Appraisal fee to	# 804
Credit report to	# 805
Flood Certification	# 807
VA Funding Fee	# 808
	#
	#
	#
Total	
Increase between GFE and HUD-1 Charges	

Good Faith Estimate	HUD-1
200.00	99.00
400.00	400.00
20.00	20.00
15.50	15.50
12,672.00	12,672.00
13,307.50	13,206.50
\$ -101.00 or	-0.7590%

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charge	# 901 \$52.9802/day
Homeowner's insurance	# 903
Title services and lender's title insurance	# 1101
Owner's title insurance	# 1103
	#
	#

Good Faith Estimate	HUD-1
821.34	1,724.08
794.70	900.66
750.00	609.50
1,120.00	1,871.90
1,518.90	828.16

Loan Terms	
Your initial loan amount is	\$396,672.00
Your loan term is	30. years
Your initial interest rate is	4.8750%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$2,099.22 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of _____%. The first change will be on ____/____/____ and can change again every ____ years after ____/____/____. Every change date, your interest rate can increase or decrease by ____%. Over the life of the loan, your interest rate is guaranteed to never be lower than ____% or higher than ____%.
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of \$_____
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on ____/____/____ and the monthly amount owed can rise to \$_____. The maximum it can ever rise to is \$_____.
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$_____
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$_____ due in ____ years on ____/____/____.
Total monthly amount owed including escrow account payments	<input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$405.77 that results in a total initial monthly amount owed of \$2,504.99. This includes principal, interest, a mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

**BUYER/SELLER ACKNOWLEDGMENT, CERTIFICATION AND RECEIPT
OF HUD-1 SETTLEMENT STATEMENT**

RE: Settlement Date: July 15, 2010
 Buyer: Michael James TUOGLE
 Seller: Alisha W. WILKES
 Property Address: 18018 Densworth Mews, Gainesville, VA 20155
 Brief Legal: Lot 17, Section 6, PIEDMONT SOUTH

We, the undersigned Buyer and Seller, acknowledge receipt of this HUD-1 Settlement Statement consisting of four pages, including this page (the "HUD-1"). The terms "Buyer" and "Seller" are defined to include the term "Borrower", and when applicable, shall be used interchangeably in any sale or refinance transaction. We acknowledge that we have checked, reviewed and approved the figures appearing on the HUD-1. To the best of our knowledge, these figures are accurate and complete. We further acknowledge that MBH Settlement Group, L.C. ("MBH") has relied upon the information of others in the preparation of the HUD-1 and is not responsible for, and cannot guarantee, any information provided by others. All computation and entries of the HUD-1 are subject to final audit.

The Buyer and Seller understand that the tax proration and escrows shown on the HUD-1 are based on the last available bill as published by the Treasurer's office. The Buyer and Seller agree to adjust the tax proration shown on the HUD-1 when the actual property tax bill is rendered, should a discrepancy appear. Seller agrees to forward the next tax bill to the Buyer immediately upon receipt of the bill from the tax office. Buyer understands that the next tax bill (even though in the name of the Seller) is the responsibility of the Buyer.

The Seller understands that the payoff figure(s) shown on the first page of the HUD-1 are figures supplied to MBH by the Seller's lender(s) and is/are subject to verification and adjustment of interest to date of receipt of the payoff by the lender. If the payoff figure(s) are inaccurate, Seller agrees to immediately pay any shortage(s) that may exist.

The Buyer and Seller acknowledge and agree that, as part of the fees charged to the parties, MBH has caused to be conducted a title examination of the property for the sole purpose of inducing the title insurance underwriter to issue title insurance for the Buyer and/or the Buyer's lender.

The Buyer and Seller further agree that in preparing the HUD-1 and in conducting the settlement, MBH has acted to accommodate the various parties to the transaction. Should MBH be made a party to any litigation or other legal action arising from or in relation to the contract or settlement of the loan or sale of the property, the Buyer and/or Seller involved in said legal action hereby expressly agree to reimburse MBH for its reasonable costs and attorney's fees incident thereto. Further, should MBH be a party, and prevail, in any legal action arising from or in relation to the contract or settlement of the loan or sale of the property, the Buyer and/or Seller involved in such action shall reimburse MBH for its reasonable attorney's fees and costs.

The Buyer and Seller hereby authorize MBH to furnish copies of the HUD-1 to any and all real estate agents, real estate brokers, lenders, title insurance companies and any agents thereof, homeowners' associations and home warranty companies related to this transaction.

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THE DISCLOSURE/SETTLEMENT STATEMENT OR ANY OTHER FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

CORRECTION AGREEMENT - LIMITED POWER OF ATTORNEY

The undersigned Buyer and Seller, for and in consideration of the Lender funding the closing of the loan and the Settlement Agent closing the loan, agree to cooperate fully and adjust all typographical or clerical errors discovered in any or all of the closing documentation presented at settlement, if requested by the Lender or MBH Settlement Group, L.C.

The undersigned appoint MBH Settlement Group, L.C. as their attorney-in-fact to correct any such errors, place our initials on documents where changes are made and/or sign our names to any document or form. In the event this procedure is utilized, the party involved shall be notified and receive a corrected copy of the changed document.

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL SETTLEMENT STATEMENT CONSISTING OF FOUR (4) PAGES.

Buyer/Borrower E-mail

760 216 2456
 Buyer/Borrower Phone Number (Work/Home)

Buyer/Borrower: Michael James TUOGLE

MBH Settlement Group, L.C., Settlement Agent

alishawilkes@gmail.com
 Seller E-mail

(571) 229-0001 / (301) 788-6829
 Seller Phone Number (Work/Home)

Seller: Alisha W. WILKES

File No: GAIP1004080